



65 Old Guildford Road, Broadbridge Heath, RH12 3JY

Guide Price **£825,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 good sized bedrooms and 2 reception rooms
- 3 storey semi detached house of 1,874 sq ft built in 1920s
- Fantastic 27' x 18'4 south facing kitchen/dining room
- Principal bedroom with en suite
- Driveway for 4 vehicles
- Secluded 131' south facing garden
- Superbly extended and refurbished by current sellers
- Peaceful and convenient location within popular village
- Close to transport links, shopping facilities, excellent schools and country walks
- Sellers in residence for over 25 years

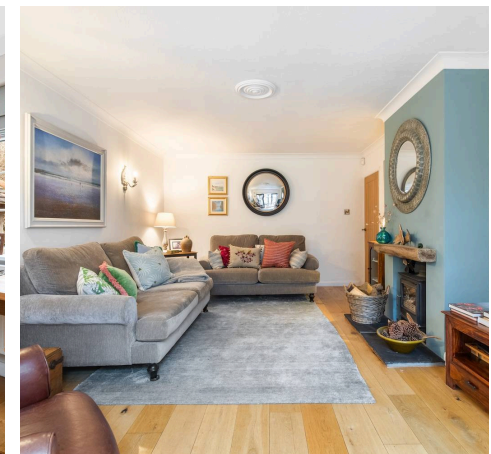
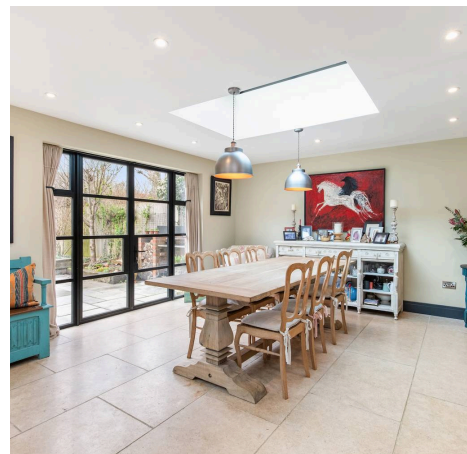
An outstanding 4 bedroom, 2 reception room, 3 storey semi detached house of 1,874 sq ft, built in the 1920s and sympathetically refurbished and enlarged by the current sellers with superb 131' south facing garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

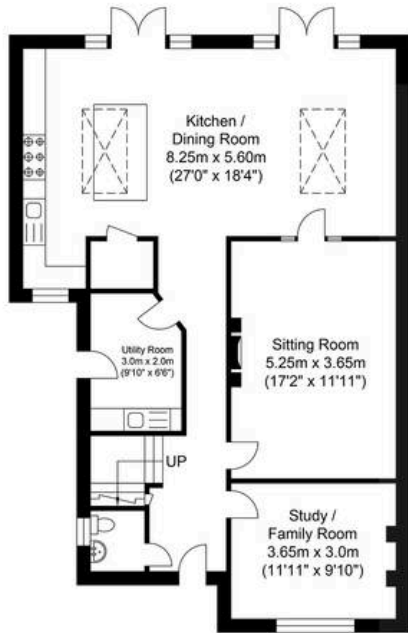




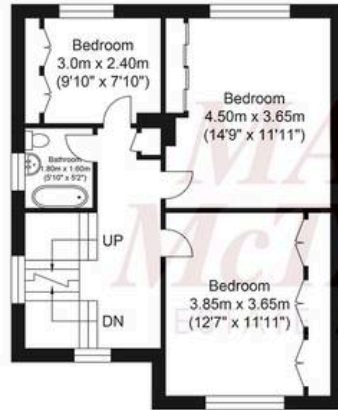
An outstanding 4 bedroom, 2 reception room, 3 storey semi detached house of 1,874 sq ft, built in the 1920s and sympathetically refurbished and enlarged by the current sellers. The property benefits from a superb 27' x 18'4 kitchen/dining room, principal bedroom with en suite, driveway for 4 vehicles and secluded 131' south facing garden. The accommodation comprises: entrance hallway, cloakroom, family room/study with feature fireplace and good sized sitting room with wood burner and inter-connecting doors into the kitchen/dining room. The 27' x 18'4 kitchen/dining room has been impressively enlarged to create a perfect space for families to entertain in with 2 sets of French doors that provide direct access onto the south facing garden. The kitchen has been refitted with an attractive range of units with integrated appliances, Oak & Granite work surfaces, breakfast island and useful larder. The utility room houses the domestic appliances and a stable door provides side access. On the first floor there are 3 well proportioned bedrooms (2 doubles & 1 single) all with fitted storage and a modern family bathroom. On the top floor there is a principal bedroom with open outlook over the garden, dressing area and en suite bath/shower room. Benefits include double glazed windows, gas fired central heating to radiators (boiler located in the utility room) and under floor heating to the kitchen/dining room. The gated brick paved driveway provides parking for 4 vehicles with log store and entry into the garden. The 131' x 36' south facing garden is a particular feature of the property and offers an excellent degree of privacy. The garden is predominantly lawned with well established borders, substantial Sandstone patio, BBQ area and paved entertaining area with pergola. Toward the end of the plot there is a timber framed workshop/store, 3 timber framed sheds, greenhouse and chicken coop.

Broadbridge Heath is a growing village situated west of Horsham. Coupled with an excellent mainstream primary school, you will find a handy Co-Operative on the Wickhurst Green development, along with a convenience store and Post Office for your everyday needs located on Billingshurst Road. Community facilities are in abundance with the local public house and social club at its heart. Together with a long-established Scout Hall, local amateur dramatics, football, stoolball and cricket clubs, a choice of playgrounds including a duck pond, there are village attractions for the whole family. An easily accessible, 6am-12am Tesco supermarket with petrol station is located alongside the retail park and recently transformed state-of-the-art leisure centre. Here you'll find comprehensive gym facilities, clip & climb, a selection of classes, skate-park, multiple sports and athletics, soft play & sensory room, full size running track, football pitch and the district indoor bowls club. For the green-fingered, Newbridge Nurseries is close by, including the delights of Stooks café for indoor and outdoor dining. Broadbridge Heath is served by regular bus services to Horsham and surrounding areas and both Christs Hospital and Horsham train stations are within easy access for links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Fine-dining and 5* spa hotels, cinemas and theatre, familiar high-street and independent shopping, and ample parking facilities are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre.

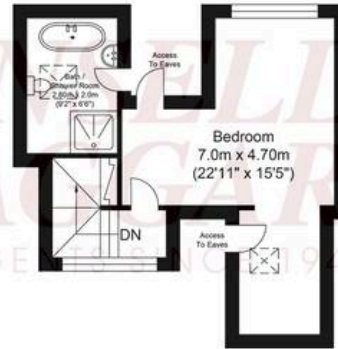




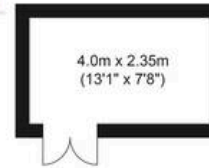
Ground Floor
Approximate Floor Area
966.49 sq ft
(89.79 sq m)



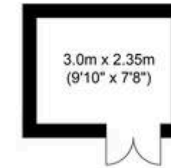
First Floor
Approximate Floor Area
572.10 sq ft
(53.15 sq m)



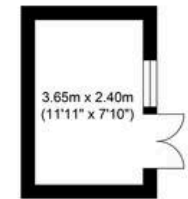
Second Floor
Approximate Floor Area
336.37 sq ft
(31.25 sq m)



Outbuilding
Approximate Floor Area
101.18 sq ft
(9.40 sq m)



Outbuilding
Approximate Floor Area
75.88 sq ft
(7.05 sq m)



Outbuilding
Approximate Floor Area
94.29 sq ft
(8.76 sq m)



Approximate Gross Internal Area (Excluding Outbuildings) = 174.19 sq m / 1874.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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